

**AGENDA
Zoning Board
Borough of Rumson
June 16, 2015
7:30 P.M.**

Pledge of Allegiance

Roll Call

Statement of compliance with the notice requirements of the Open Public Meetings Act.

1. The application of **Ryan & Courtney Zanetich**, 28 Navesink Avenue (Block 72, Lot 24, R-2 Zone) to construct a new two-car detached garage at the existing premises. The property is currently non-conforming in Minimum Lot Area 1 ac. (43,560 sf.) Required; 9,775.75 sf. Existing, Minimum Lot Width and Frontage 75 feet Required; 47 feet Existing and Interior Lot Shape 100 feet Required; 0 feet Existing. The residence is currently non-conforming in Building Front Setback 75 feet Required; 37.9 feet Existing and Side Setback Required one side 25 feet and total sides of 50 feet; Existing one side 1.7 feet and total sides of 17.4 feet. New detached garage will create non-conformity in accessory building Rear and Side Setback 15 feet Required: Proposed 6.2 feet side and 6.4 feet rear and new garage doors will face Navesink Avenue.

2. The application of **Jeffrey Guarino**, 22 Center Street (Block 61, Lot 6, R-5 Zone) to raze existing house and construct a new single-family residence at the existing premises. The property is currently non-conforming in Minimum Lot Area 6,000 sf. Required; 5,380 sf. Existing, Minimum Lot Width and Frontage 50 feet Required; 34.25 feet Existing and Interior Lot Shape 34 feet Required; 18 feet Existing. New construction will create non-conformity in Minimum Side Setback Required one side 8 feet and total sides of 18 feet / Proposed one side 5.5 feet and total sides of 13.5 feet.

3. The application of **Scott & Lauren Zoeller**, 2 A Lakeside Avenue (Block 39, Lot 14.01, R-6 Zone) to construct new open covered front entry, roof overhang over existing attached garage and rear deck at the existing premises. The property is currently non-conforming in Interior Lot Shape 34 feet Required; 0 feet Existing. The residence is currently non-conforming in Front Setback 35 feet Required; 20 feet Existing and Rear Setback 35 feet Required; 8.5 feet Existing. In addition, the existing shed is non-conforming side setback 5 feet Required; 3.4 feet existing. New construction will create non-conformity in Porch Front Setback 30 feet Required; 12 feet Proposed and increase the rear set back non-conformity 35 feet Required; 8.5 feet Existing; 4 feet Proposed.

4. The application of **Clockworks Development Group, LLC**, 4 Pond Road (Block 74, Lot 4, R-2 Zone) to construct a new single-family residence at the existing premises. The property is currently non-conforming in Interior Lot Shape 100 feet Required; 93 feet Existing. New construction will create non-conformity in Front Setback 75 feet Required; 50 feet Proposed.

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5. The application of **Michael & Shanley Walker**, 52 Navesink Avenue (Block 70, Lot 55, R-5 Zone) to construct new one-story side and rear additions and partial second floor addition, remove existing detached garage and construct a new detached garage-cabana, reconfigure driveway removing rear portion and create a circular front driveway with a new second curb cut and front stone and brick wall and install an in-ground pool with associated fencing and hardscape at the premises. Note: Resolution adopted 12/17/14 approving variances to expand and extend the existing covered front porch, removing the existing north side steps and adding new front and side steps. The property is currently non-conforming in Lot Area 1 acre Required; 0.954 acres Existing, Lot Width and Frontage 150 feet Required; 108 feet Existing and Interior Lot Shape 100 feet Required; 58 feet Existing. The residence is currently non-conforming in Side Setback required one side 25 feet and total sides of 50 feet / Existing one side 20.13 feet and total sides of 68.4 feet. New construction will create non-conformities in accessory building (Garage-Cabana) side setback 25 feet Required; 10 feet Proposed, garage doors will face Navesink Avenue and ground floor area of all accessory buildings may not exceed 30% of the principal building ground floor area, 753 sf. Permitted; 1,152 sf. Proposed and increase non-conformity in Side Setback required one side 25 feet and total sides of 50 feet / Proposed one side 16.1 feet and total sides of 65.3 feet.

ADMINISTRATIVE:

Approval of May 19, 2015 Minutes

Approval of June 16, 2015 Resolution

Thomas & Richelle Frangione, 6 Narumsunk Street (Block 34, Lot 26, R-5 Zone)

Mrs. Patricia Murphy
State Shorthand Reporting Service